**Return to: Box 10-B, Cohen & Cohen

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $41,900.00

Lee A. Cohen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF AUGUST, 2004.

Deborah J. Cohen
Notary Public

MY COMMISSION EXPIRES: 9-22-2007

(AFFIX SEAL)

DEBORAH J. COHEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

This Instrument Prepared Upon Information Furnished by Parties

THIS INSTRUMENT WAS PREPARED BY
Capital Journey, LLC
201 Thompson Lane, Suite 200, Nashville, TN 37211

Davidson County DEEDWARR
Recvd: 08/23/04 14:31 2pgs
Fees:13.00 Taxes:155.03
20040823-0101664

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	Map 91-11
Robert E. Dolan	New Owner	
(NAME)	(NAME)	Parcel 327
710 Farrell Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Capital Journey, LLC, a Tennessee limited liability company** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert E. Dolan and wife, Bonnie H. Dolan**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 1221 and 1223 of Block No. 176 West extension of Plan No. 1 of West Nashville, which is of record in Book 57, Page 173, Register's Office for Davidson County, Tennessee.

Said Lots No. 1221 and 1223 front together 50 feet on the Northerly margin of Indiana Ave. and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Capital Journey, LLC by Trustee's Deed of record in Instrument Number 20040730-0091660, Register's Office of Davidson County, Tennessee.

This is improved ☒ unimproved property, known as 5312 B Indiana Ave., Nashville, TN 37209

(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 23rd day of August, 2004.

CAPITAL JOURNEY, LLC

BY: JAMES ROBERTS, CHIEF MANAGER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Notary Public of said State and County, James Roberts, whom I am personally acquainted and who upon oath, acknowledged himself to be the Chief Manager of Capital Journey, LLC the within named bargainor, a limited liability company, and that James Roberts as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager of said limited liability company.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of August, 2004.

Commission expires: 11-24-2007

Sarah Evans

Notary Public

